

## **KINGFISHER BUSINESS CENTRE, BURNLEY ROAD, RAWTENSTALL, LANCASHIRE, BB4 8EQ**



**152 - 1,141 Sq Ft (14.12 - 106 Sq M)**

- **STUDIO OFFICES**
- **EXCELLENT FACILITIES AND PARKING**
- **CLOSE TO TOWN CENTRE AND MOTORWAY LINK**
- **PROFESSIONAL RECEPTION**



## LOCATION

The premises front Burnley Road, Rawtenstall, within easy walking distance of Asda supermarket, Rawtenstall Market and all town centre amenities. Access to the M66 is via the A56 (T) and this provides direct motorway access within five-minute drive.

## DESCRIPTION

The offices are studio style in design, with attractive features. They are served by a lift. The building has a top quality, fully manned reception. There is ample car parking on site.

## ACCOMMODATION

	Sq. ft.	Sq. m.
<b>Total Area</b>	<b>152-1,141</b>	<b>14.12 - 106</b>

(Measurements to be confirmed)

## SERVICES

All mains services are installed, including gas fired heating.

## SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

## RENTAL

On application. All inclusive rental, excluding telephone and internet.

## LEASE TERMS

On Application

## CAR PARKING

Parking spaces are available.



## LEGAL FEES

Each party to be responsible for their own legal fees.

## RATES

To be confirmed.

## VAT

Rents, where quoted, are exclusive of, but may be liable to, VAT.

## EPC

An Energy Performance Certificate can be made available on request.

## VIEWING

Strictly by appointment with the sole agents, NOLAN REDSHAW:

Contact: Paul Nolan  
Tel: 0161 763 0822  
Email: [paul@nolanredshaw.co.uk](mailto:paul@nolanredshaw.co.uk)

## ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



0161 763 0828